

172.0

0012

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

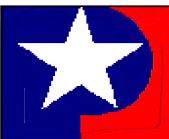
794,700 / 794,700

USE VALUE:

794,700 / 794,700

ASSESSED:

794,700 / 794,700

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 |        | ELY RD, ARLINGTON     |

**OWNERSHIP**

Unit #:

Owner 1: CHICARELLO JOHN B III &amp; CAROL

Owner 2: -

Owner 3: -

Street 1: 15 ELY ROAD

Street 2: -

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type: -

**PREVIOUS OWNER**

Owner 1: CHICARELLO JOHN B III -

Owner 2: -

Street 1: 15 ELY ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Clapboard Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6000        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.00 | 6     |             |           |        |   |        |   |        |   | 420,000         |           |   |           |        |      | 420,000   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code |  | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description |  | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 101      |  | 6000.000  | 374,700        |            | 420,000    | 794,700     |                   |  | 114708    |
|          |  |           |                |            |            |             | GIS Ref           |  |           |
|          |  |           |                |            |            |             | GIS Ref           |  |           |
|          |  |           |                |            |            |             | Insp Date         |  |           |
|          |  |           |                |            |            |             | 10/27/08          |  |           |
|          |  |           |                |            |            |             | 13390!            |  |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 374,700    | 0         | 6,000.    | 420,000    | 794,700     |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 364,100    | 0         | 6,000.    | 420,000    | 784,100     |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 364,100    | 0         | 6,000.    | 420,000    | 784,100     | 784,100       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 270,200    | 0         | 6,000.    | 414,000    | 684,200     | 684,200       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 270,200    | 0         | 6,000.    | 318,000    | 588,200     | 588,200       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 270,200    | 0         | 6,000.    | 300,000    | 570,200     | 570,200       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 270,200    | 0         | 6,000.    | 276,000    | 546,200     | 546,200       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 263,400    | 0         | 6,000.    | 258,000    | 521,400     | 521,400       | Year End Roll | 12/11/2014 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| CHICARELLO JOHN | 63099-382 |      | 12/23/2013 | Convenience |            | 1  | No  | No    |       |
|                 | 13594-412 |      | 11/29/1978 |             | 66,500     | No | No  | N     |       |

**BUILDING PERMITS**

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment     | Date       | Result       | By  | Name        |
|------------|--------|----------|--------|-----|------------|----------|------------|-------------|------------|--------------|-----|-------------|
| 11/19/2019 | 1869   | Det. Gar | 60,000 | O   |            |          |            |             | 4/12/2012  | Info Fm Prmt | BR  | B Rossignol |
| 7/28/2011  | 767    | Redo Bat | 21,700 |     |            |          |            | GUT REHAB   | 10/27/2008 | Meas/Inspect | 163 | PATRIOT     |
| 7/22/2010  | 864    | Redo Kit | 46,621 |     |            |          |            | & REDO BATH | 1/31/2000  | Inspected    | 276 | PATRIOT     |
| 10/1/2004  | 957    | Re-Roof  | 4,000  |     |            |          |            |             | 12/21/1999 | Mailer Sent  |     |             |
|            |        |          |        |     |            |          |            |             | 12/13/1999 | Measured     | 256 | PATRIOT     |
|            |        |          |        |     |            |          |            |             | 7/12/1993  |              | TH  |             |

**ACTIVITY INFORMATION**

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|
|-------|--------------------------------|---|---|

|  |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
|--|-------------------|-------------------------|-----------|---------------------------|-------------------|---------------------|---------|-------------------------|---------------------------------|-----------|----------|----------------------|------|-------|------------|-------------------------|--|
| <b>EXTERIOR INFORMATION</b>  |                   |                         |           | <b>BATH FEATURES</b>      |                   |                     |         | <b>COMMENTS</b>         |                                 |           |          | <b>SKETCH</b>        |      |       |            |                         |  |
| Type: 05 - Garrison  |                   |                         |           | Full Bath: 1              | Rating: Very Good |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Sty Ht: 2 - 2 Story  |                   |                         |           | A Bath:                   | Rating:           |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| (Liv) Units: 1   | Total: 1          |                         |           | 3/4 Bath:                 | Rating:           |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Foundation: 1 - Concrete   |                   |                         |           | A 3QBth:                  | Rating:           |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Frame: 1 - Wood  |                   |                         |           | 1/2 Bath: 1               | Rating: Very Good |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Prime Wall: 2 - Clapboard  |                   |                         |           | A HBth:                   | Rating:           |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Sec Wall: 1 - Wood Shingl  | 10 %              |                         |           | OthrFix:                  | Rating:           |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Roof Struct: 1 - Gable   |                   |                         |           | <b>OTHER FEATURES</b>     |                   |                     |         | <b>RESIDENTIAL GRID</b> |                                 |           |          |                      |      |       |            |                         |  |
| Roof Cover: 1 - Asphalt Shgl   |                   |                         |           | Kits: 1                   | Rating: Very Good |                     |         | 1st Res Grid            | Desc: Line 1                    | # Units 1 |          |                      |      |       |            |                         |  |
| Color: GRAY  |                   |                         |           | A Kits:                   | Rating:           |                     |         | Level                   | FY LR DR D K FR RR BR FB HB L O |           |          |                      |      |       |            |                         |  |
| View / Desir:  |                   |                         |           | Fpl: 1                    | Rating: Good      |                     |         | Other                   |                                 |           |          |                      |      |       |            |                         |  |
| <b>GENERAL INFORMATION</b>   |                   |                         |           | WSFlue:                   | Rating:           |                     |         | Upper                   |                                 |           |          |                      |      |       |            |                         |  |
| Grade: C - Average   |                   |                         |           | <b>CONDOS INFORMATION</b> |                   |                     |         | Lvl 2                   |                                 |           |          |                      |      |       |            |                         |  |
| Year Blt: 1978   | Eff Yr Blt:       |                         |           | Location:                 |                   |                     |         | Lvl 1                   |                                 |           |          |                      |      |       |            |                         |  |
| Alt LUC:   | Alt %:            |                         |           | Total Units:              |                   |                     |         | Lower                   |                                 |           |          |                      |      |       |            |                         |  |
| Jurisdct: G13  | Fact: .           |                         |           | Floor:                    |                   |                     |         | Totals                  | RMS: 7                          | BRs: 3    | Baths: 1 | HB: 1                |      |       |            |                         |  |
| Const Mod:   |                   |                         |           | % Own:                    |                   |                     |         | <b>REMODELING</b>       |                                 |           |          | <b>RES BREAKDOWN</b> |      |       |            |                         |  |
| Lump Sum Adj:  |                   |                         |           | Name:                     |                   |                     |         | Exterior:               | No Unit                         | RMS       | BRS      | FL                   |      |       |            |                         |  |
| <b>INTERIOR INFORMATION</b>  |                   |                         |           | Phys Cond: GD - Good      | 15. %             |                     |         | Interior:               | 1                               | 7         | 3        |                      |      |       |            |                         |  |
| Avg Ht/FL: STD   |                   |                         |           | Functional:               |                   | %                   |         | Additions:              |                                 |           |          |                      |      |       |            |                         |  |
| Prim Int Wal 2 - Plaster   |                   |                         |           | Economic:                 |                   | %                   |         | Kitchen:                |                                 |           |          |                      |      |       |            |                         |  |
| Sec Int Wall:  | %                 |                         |           | Special:                  |                   | %                   |         | Baths:                  |                                 |           |          |                      |      |       |            |                         |  |
| Partition: T - Typical   |                   |                         |           | Override:                 |                   | %                   |         | Plumbing:               |                                 |           |          |                      |      |       |            |                         |  |
| Prim Floors: 3 - Hardwood  |                   |                         |           | Total:                    | 15 %              |                     |         | Electric:               |                                 |           |          |                      |      |       |            |                         |  |
| Sec Floors:  | %                 |                         |           | <b>CALC SUMMARY</b>       |                   |                     |         | Heating:                |                                 |           |          |                      |      |       |            |                         |  |
| Bsmnt Flr: 12 - Concrete   |                   |                         |           | Basic \$ / SQ: 140.00     |                   |                     |         | General:                |                                 |           |          |                      |      |       |            |                         |  |
| Subfloor:  |                   |                         |           | Size Adj.: 1.23856497     |                   |                     |         | Totals                  | 1                               | 7         | 3        |                      |      |       |            |                         |  |
| Bsmnt Gar:   |                   |                         |           | Const Adj.: 0.99989998    |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Electric: 3 - Typical  |                   |                         |           | Adj \$ / SQ: 173.382      |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Insulation: 2 - Typical  |                   |                         |           | Other Features: 89250     |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Int vs Ext: S  |                   |                         |           | Grade Factor: 1.00        |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Heat Fuel: 2 - Gas   |                   |                         |           | NBHD Inf: 1.00000000      |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Heat Type: 3 - Forced H/W  |                   |                         |           | NBHD Mod:                 |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| # Heat Sys: 1  |                   |                         |           | LUC Factor: 1.00          |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| % Heated: 100  |                   | % AC:                   |           | Adj Total: 440806         |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Solar HW: NO   | Central Vac: NO   |                         |           | Depreciation: 66121       |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| % Com Wal  | % Sprinkled       |                         |           | Depreciated Total: 374685 |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <b>MOBILE HOME</b>   |                   |                         |           | WtAv\$/SQ:                | AvRate:           | Ind.Val             |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Make:  |                   | Model:                  |           | Juris. Factor: 1.00       |                   | Before Depr: 173.38 |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <b>SPEC FEATURES/YARD ITEMS</b>  |                   |                         |           | Special Features: 0       |                   | Val/Su Net: 135.37  |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Code   | Description       | A                       | Y/S       | Qty                       | Size/Dim          | Qual                | Con     | Year                    | Unit Price                      | D/S       | Dep      | LUC                  | Fact | NB Fa | Appr Value | JCod JFact Juris. Value |  |
| 2  | Frame Shed        | D                       | Y         | 1                         | 6X6               | A                   | AV      | 1980                    | 0.00                            | T         | 31.2     | 101                  |      |       |            |                         |  |
| <b>PARCEL ID</b> 172-0-0012-0006.0   |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| More: N  | Total Yard Items: | Total Special Features: |           |                           |                   |                     |         |                         |                                 | Total:    |          |                      |      |       |            |                         |  |
| <b>SKETCH</b>  |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <p>The sketch shows a rectangular building footprint divided into several rooms. The front entrance is labeled 'FFL (216)' with a room count of 12. To the right is a room labeled 'WDK (216)' with a room count of 8. Below the main entrance is a room labeled 'SFL' with a room count of 14. To the left of the entrance is a room labeled 'FFL' with a room count of 18. Further to the left is a room labeled 'BMT' with a room count of 12. At the bottom left is a room labeled 'SFL' with a room count of 24. At the bottom right is a room labeled '(768)' with a room count of 1. The total area is labeled as 32.</p> |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <b>SUB AREA</b>  |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <b>SUB AREA DETAIL</b>   |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Code   | Description       | Area - SQ               | Rate - AV | Undepr Value              | Sub Area          | % Usbl              | Descrip | % Type                  | Qu # Ten                        |           |          |                      |      |       |            |                         |  |
| FFL  | First Floor       | 984                     | 173.380   | 170,608                   |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| SFL  | Second Floor      | 800                     | 173.380   | 138,705                   |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| BMT  | Basement          | 768                     | 52.010    | 39,947                    |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| WDK  | Deck              | 216                     | 10.630    | 2,296                     |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Net Sketched Area: 2,768   |                   |                         |           | Total: 351,556            |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| Size Ad  | 1784              | Gross Area              | 2768      | FinArea                   | 1784              |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <b>IMAGE</b>   |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <b>AssessPro Patriot Properties, Inc</b>   |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |
| <p>A photograph of a two-story brick house with white trim around the windows and doors. The house has a gabled roof and a chimney. The front door is white, and there are several windows with white frames. The lawn in front of the house is covered in snow.</p>   |                   |                         |           |                           |                   |                     |         |                         |                                 |           |          |                      |      |       |            |                         |  |